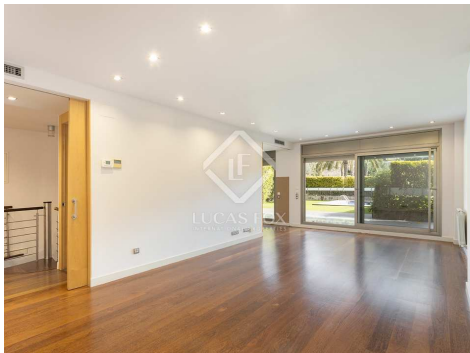
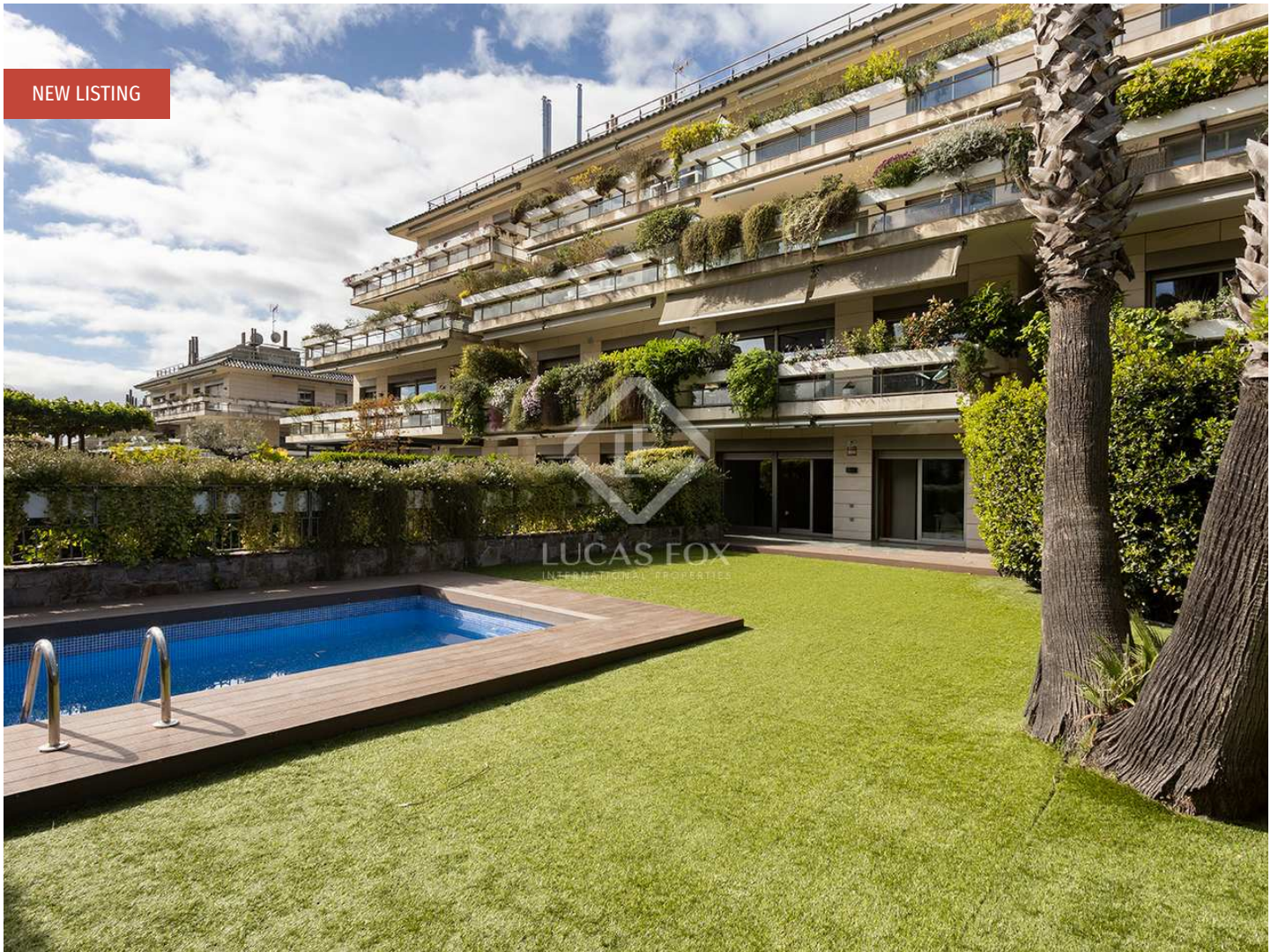


€2,390,000 Apartment - For sale - New listing

## Excellent 3 Bedroom apartment with 213m<sup>2</sup> garden for sale in Sant Gervasi - La Bonanova

Spain » Barcelona » Barcelona City » Sant Gervasi - La Bonanova » 08017

**3** Bedrooms    **3** Bathrooms    **177m<sup>2</sup>** Floorplan    **213m<sup>2</sup>** Garden



Contact us today for more information or to arrange a viewing

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 29, Barcelona, Spain



€2,390,000 Apartment - For sale - New listing

## Excellent 3 Bedroom apartment with 213m<sup>2</sup> garden for sale in Sant Gervasi - La Bonanova

Spain » Barcelona » Barcelona City » Sant Gervasi - La Bonanova » 08017

**3** Bedrooms    **3** Bathrooms    **177m<sup>2</sup>** Floorplan    **213m<sup>2</sup>** Garden

### OVERVIEW

### Wonderful family-friendly apartment with three bedrooms, garden, private pool, three parking spaces and permanent surveillance.

In the exclusive development of Torre Vilana, we find a development dating back to 1997 by the developer N&N. It consists of 17,000 m<sup>2</sup> of green areas, swimming pools, paddle tennis courts, basketball courts, soccer countryside, children's play area, permanent surveillance in a closed area and security cameras. This beautiful duplex apartment with garden and private pool is located in this development.

The property is distributed over two floors. The main floor houses the day area, where we have a kitchen diner semi-open to the living room through a sliding door and a large dining room living room to enjoy moments in meetings and beautiful views of the private garden with pool.

In the night area we have three exterior rooms with access to another private terrace that leads to the communal area. For its part, the master bedroom suite includes built-in wardrobes and a large bathroom with shower. Two other bedrooms, a bathroom with a bathtub and a guest toilet complete this area.

A spiral staircase takes us to the ground floor, where we see a large multipurpose area that we could use as a cinema area, study, library or a guest room. In addition, next to it there is a full bathroom, a large utility room and a reserved space with built-in wardrobes. As information, the ceilings in this area stand out, which are a little lower than those in the rest of the property.

The property has two independent entrances for both areas of the apartment, three consecutive parking spaces, high quality finishes, Technal brand enclosures, Gradhermetic motorized blinds, wooden floors in wenge tone, kitchen equipped with Siemens appliances, gas heating, air conditioning on both floors of the apartment, private garden with pool and storage room in the boiler room.

The development has permanent surveillance in a closed area for maximum security.

On the other hand, it offers easy access to Ronda de Dalt, international schools, Collserola Park and the Las Aguas highway.



[lucasfox.com/go/bcn48714](https://lucasfox.com/go/bcn48714)

Mountain views, Garden, Gym, Concierge service, Lift, Wooden flooring, Padel court, Parking, Utility room, Security, Playroom, Pet-friendly, Near international schools, Heating, Gated Community, Exterior, Equipped Kitchen, Double glazing, Chill out area, Air conditioning

**Contact us today for more information or to arrange a viewing**

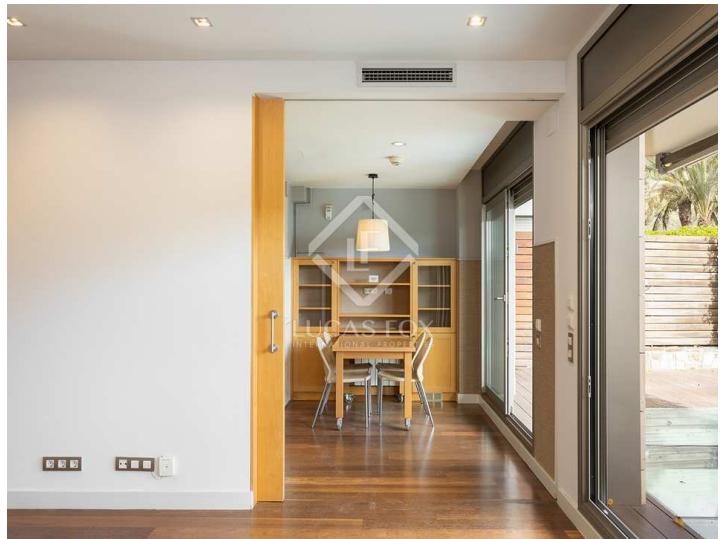
+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Passeig de Gràcia 78, Principal 2º, Barcelona, Spain

€2,390,000 Apartment - For sale - New listing

## Excellent 3 Bedroom apartment with 213m<sup>2</sup> garden for sale in Sant Gervasi - La Bonanova

Spain » Barcelona » Barcelona City » Sant Gervasi - La Bonanova » 08017

**3** Bedrooms    **3** Bathrooms    **177m<sup>2</sup>** Floorplan    **213m<sup>2</sup>** Garden



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**Contact us today for more information or to arrange a viewing**

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 2º, Barcelona, Spain